DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-0183-23**	**Applicant:**	**Mr R Datson**
Proposal:	Details of external materials, finished floor levels and proposed boundary treatments. (Conditions 6, 7 and 8 of H14-0362-18)		
Location:	Adjacent: Thimble Cottage 158 Six House Bank West Pinchbeck		
Terminal Date:	20th April 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk

National Guidance

National Planning Policy Framework 2021

Section 12 - Achieving Well Designed Places

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal
Application is to discharge condition 6, 7 and 8 of H14-0362-18 (Details of external materials, finished floor levels and proposed boundary treatments.)

Site Description
The site lies between the settlements of Northgate and Pinchbeck West, sitting 80 metres south of Northgate and approximately 550 metres north of Pinchbeck West. The site is approximately 150m north-west of St Bartholomew's Church. To the south of the site is a strip of residential properties running parallel to Six House Bank. To the north, east and west is agricultural land.

The site is currently unused land lying between Dovehirne Drain and Six House Bank. Houses in the area are a mix of ages and design, but with a prevailing theme of red brick.

Relevant History

H14-0159-23 - Condition Compliance. Details relating to archaeology (condition 3, 4, and 5 of H1409362-18). Undecided.

H14-0362-18 - Full. Detached dwelling with new vehicular access. Approved 25/06/18.

H14-1463-04 - Outline. Erection of one dwelling. Refused 17/12/04.

Consultation Responses

N/A

Planning Considerations

Planning Balance

Condition 6 - external materials.

The submitted external materials show Old English Dark Red roof tiles and Clumber Red Mixture bricks. Windows, fascia and soffits will be white UPVC. The front door will be black composite. Guttering will be black UPVC.

The submitted details are considered acceptable. Condition 6 can be discharged.

Condition 7 - finished floor levels

Condition 7 of H14-0362-18 stipulated that finished floor levels must be 300mm above ground level. The submitted details conform to this condition.

Condition 7 can be discharged.

Condition 8 - boundary treatments

To the south, bordering Thimble Cottage, will be a 1.8-metre-high Featheredge fence. To the rear and north will be a 1.2-metre-high field fence.

The submitted details are considered acceptable. Condition 8 can be discharged.

Conclusion

Conditions 6, 7 and 8 of H14-0362-18 can be discharged.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.